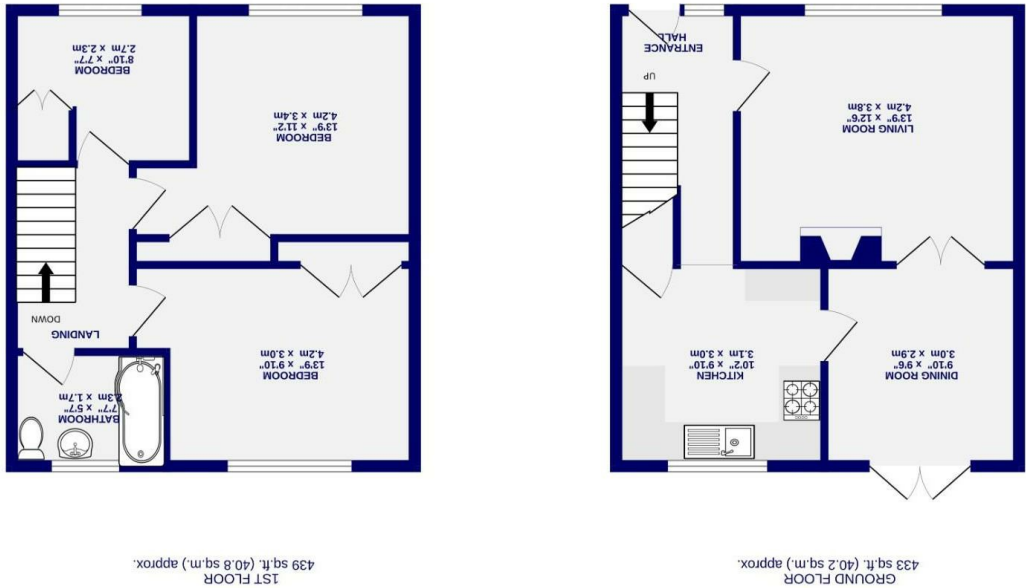


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC - C
- No Onward Chain
- Popular Residential Area
- Garage & Driveway
- Well Presented
- Front & Rear Gardens
- Three Bedrooms
- Townhouse

Freehold  
Council Tax Band - B

Carr Lane  
, York  
YO26 5HY



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and appliances, it is included in the plan the purchaser will have to take the overall dimensions and measurements of the property as a whole. The purchaser must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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Carr Lane  
, York  
YO26 5HY

£250,000

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Located in the popular residential area of Acomb, is this deceptively spacious three bedroom townhouse. Generous in size, and occupied a good plot with a garage and driveway, this property is expected to be popular especially as it is offered with no onward chain. Carr Lane is ideally placed for access to the varied amenities Front Street and Boroughbridge Road has to offer, and is within close proximity of schools and commuter links to York city centre and train station.

Internally the property offers an entrance hall which leads into the living room to the left. French doors provide access into the dining room which overlooks the landscaped garden. The ground floor accommodation is completed by the fitted kitchen which offers ample storage by way of wall and base units, as well as space for freestanding appliances. On the first floor are three well proportioned bedrooms, a landing and a three piece bathroom.

Outside the property benefits from a front lawn, and path leading down from Carr Lane. To the rear is an enclosed and private garden which is low maintenance in nature offering Astro turf, and flower bed areas. To the right is access to the single garage and off street parking.

Offered with no onward chain, this property is expected to be popular. Early viewing is highly recommended.

Council Tax Band- B

